177.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,100 / 898,100
					USE VALUE:	898,100 / 898,100
					ASSESSED:	898,100 / 898,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		SYLVIA CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCLURE ERIN K
Owner 2:	FORGET BENOIT
Owner 3:	
Street 1:	4 SYLVIA CT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GEARY ROBERT -
Owner 2:	-
Street 1:	42 MCKENNA DR
Twn/City:	N BILLERICA
St/Prov:	MA Cntry:
Postal:	01862

NARRATIVE DESCRIPTION

This parcel contains 18,644 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Clapboard Exterior and 2642 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18644.000	384,000		514,100	898,100
Total Card	0.428	384,000		514,100	898,100
Total Parcel	0.428	384,000		514,100	898,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.87 | /Parcel: 339.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119525
GIS Ref	
GIS Ref	
Insp Date	10/20/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,200	0	18,644.	514,100	898,300	898,300	Year End Roll	12/18/2019
2019	101	FV	272,600	0	18,644.	675,700	948,300	948,300	Year End Roll	1/3/2019
2018	101	FV	277,000	0	18,644.	519,000	796,000	796,000	Year End Roll	12/20/2017
2017	101	FV	277,000	0	18,644.	489,700	766,700	766,700	Year End Roll	1/3/2017
2016	101	FV	277,000	0	18,644.	450,500	727,500	727,500	Year End	1/4/2016
2015	101	FV	276,200	0	18,644.	421,100	697,300	697,300	Year End Roll	12/11/2014
2014	101	FV	276,200	0	18,644.	387,800	664,000	664,000	Year End Roll	12/16/2013
2013	101	FV	276,200	0	18,644.	387,800	664,000	664,000		12/13/2012

!13879!

PRINT

Date	Time
12/11/20	03:46:23

LAST REV

Date	Time
08/21/19	08:59:26
danam	
13879	

USER DEFINED

Prior Id # 1:	119525
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEARY ROBERT	70079-344		10/16/2017	Estate/Div	800,000	No	No		
	18719-252		11/1/1987		249,900	No	No		Celeste R Geary did 8/19/1996

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2018	1529	Heat App	3,300	C				
1/31/2018	111	Att. Gar	60,000	C				
11/27/2017	1570	Foundati	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	Left Notice	DGM	D Mann
7/19/2019	Permit Visit	DGM	D Mann
10/20/2008	Meas/Inspect	163	PATRIOT
10/31/2000	Hearing N/C	197	PATRIOT
1/3/2000	Meas/Inspect	243	PATRIOT
11/1/1987		RG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18644		Sq. Ft.	Site		0	70.	0.39	6			Easemen	-25					514,140						514,100	

Total AC/HA: 0.42801 | Total SF/SM: 18644 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,140 | Spl Credit | Total: 514,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	19.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	19.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12398708
Const Adj.:	0.99000001
Adj $ / SQ:	139.093
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477077
Depreciation:	93030
Depreciated Total:	384047

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

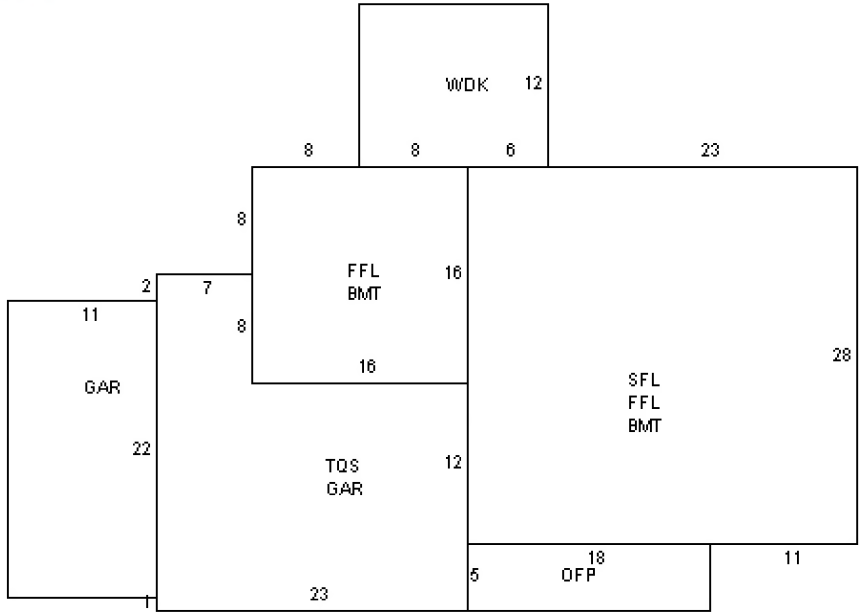
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.09
Special Features:	0	Val/Su Net:	90.78
Final Total:	384000	Val/Su SzAd	173.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,068	52.580	56,153
FFL	First Floor	1,068	139.090	148,552
SFL	Second Floor	812	139.090	112,944
GAR	Garage	689	18.440	12,707
TQS	3/4 Story	335	139.090	46,631
WDK	Deck	168	11.830	1,988
OFP	Open Porch	90	34.490	3,104

	Net Sketched Area:	4,230	Total:		
Size Ad	2215.25	Gross Are	10189	FinArea	2642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	